

EAST WIND LAKE VILLAGE CONDOMINIUM ASSOCIATION, INC.

Minutes of the Regular Meeting of the Board of Directors

On Thursday 2-22-2024, at 7:30 pm At the Clubhouse

- **Call to order; establishment of quorum; proof of notice, approval of minutes. Members present Carlos Mateo, Anthony Palomo, Martin Matus, Eva Ravelo and Evelin Moreno.**

Old Business:

- Minutes from the previous meeting were read and approved by the board.

New Business:

Carlos Mateo reviews the progress made with renters and extra cars. Carlos Mateo reminds the community that owners with green stickers or tenants with orange stickers must park in designating parking in front of their homes. Visitors will park in the visitor parking or the temporary areas. If a visitor stays past 12:00am, the guest will need an authorization from the security. This authorization has an expiration date and the vehicle that stays past the date will be towed at 12:01am. The Board Members are trying to regain some control over the parking situation. The Board of Directors are enforcing the following: two cars rule for tenants and no commercial vehicles allowed for owners and tenants. With the help from security, The Board has been able to identify units sub renting and Airbnb's.

Martin Matus advises the Community that we were awarded \$1.5 million. The Adjuster was not happy with the wordiness in the settlement letter, and the adjuster opened a claim against the association. The claim is still open on the public records and pending closing of the claim filed by the adjuster.

Martin explains the breakdown of the \$1.5 million as follows:

1. **1,500,000.00** Total offer by American Coastal Insurance
2. **(\$450,000.00)** Law Firms as per contract.
3. **(\$105,000.00)** To Adjuster.
4. **(\$81,566.64)** The costs incurred in the litigation process.
5. **\$863,433.36** Total Net settlement for The Association.

The information regarding to the case East Wind Lake Village vs American Coastal is available at the Miami-Dade Clerk of Court Probate Search. Moreover, The Association still owes \$331,000 to Rivera Roofing Company for the final roof replacement phase for Sections B and C. Martin also explained that the Roof Project is not finished.

Carlos Mateo speaks about a continuation to the roof project to add the clubhouse roof, small pool's roof, security guard house and to revisit roofs completed by other companies to ensure we will not have issues with our roofs down the road.

Future Projects

- Sidewalk restoration to ensure that we will not have resistance from the carrier for the 2024-25 renewal.
- Continue improving the aesthetics of our condominium.
- Conduct the reserve study.
- Enforce rules and regulations issuing fines when applicable.
- Reduce water Consumption.